

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 21, 2004 PLANNING COMMISSION MEETING

P.A.S.: MISC #04006

PROPOSAL: Vacate portions of two plats located along Salt Creek, north of Military Road.

LOCATION: North 14th and Virginia Streets.

LAND AREA: 17.87 acres, more or less.

CONCLUSION: This request conforms to the Comprehensive Plan and Zoning Ordinance.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Lots 7-12, Block 7; Lots 1-10, Block 8; Lots 1-12, Block 10; Lots 1-12, Block 11; Lots 1-6, Block 12; Lots 1-6, Block 13; and Lots 1-6, Block 14, Riverside Addition; Lots 1-26, Halters Subdivision; Lot 60 I.T.; and all of the previously vacated street and alley rights-of-way adjacent thereto; all located in the SE 1/4 of Section 14-10-6, Lancaster County, Nebraska, generally located at N. 14th Street and Aurora Street.

EXISTING ZONING: P Public and R-2 Residential

EXISTING LAND USE: Vacant, Salt Creek.

SURROUNDING LAND USE AND ZONING:

North:	Single-family dwellings, commercial	R-5 Residential, I-1 Industrial
South:	National Guard base	P Public
East:	State Fair grounds	P Public
West:	Vacant	Ag Agricultural

HISTORY:

Mar 1889 Halters Subdivision of Block 9, Riverside plat filed with Register of Deeds.

Oct 1886 Riverside Addition to Lincoln plat filed with Register of Deeds.

ANALYSIS:

1. This is a request to vacate the plats of these lots in order to simplify the legal descriptions of large areas under common ownership.
2. Approval of this plat vacation would eliminate 85 individual lots, several vacated public rights-of-way parcels, and create two lots. One lot will be owned by the University of Nebraska, the other by the Lower Platte South NRD.
3. The resulting lots will conform to the subdivision regulations.
4. All of the public rights-of-way within this area has previously been vacated.
5. There are existing easements for utilities. A blanket easement over the entire area should be retained for existing and future utilities. In the future, specific easement locations may be provided to allow for the development of these lots.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 Provide blanket utility easements over both lots for existing and future utilities.

Prepared by:

Greg Czaplewski, 441.7620, gczaplewski@ci.lincoln.ne.us

Date: July 7, 2004

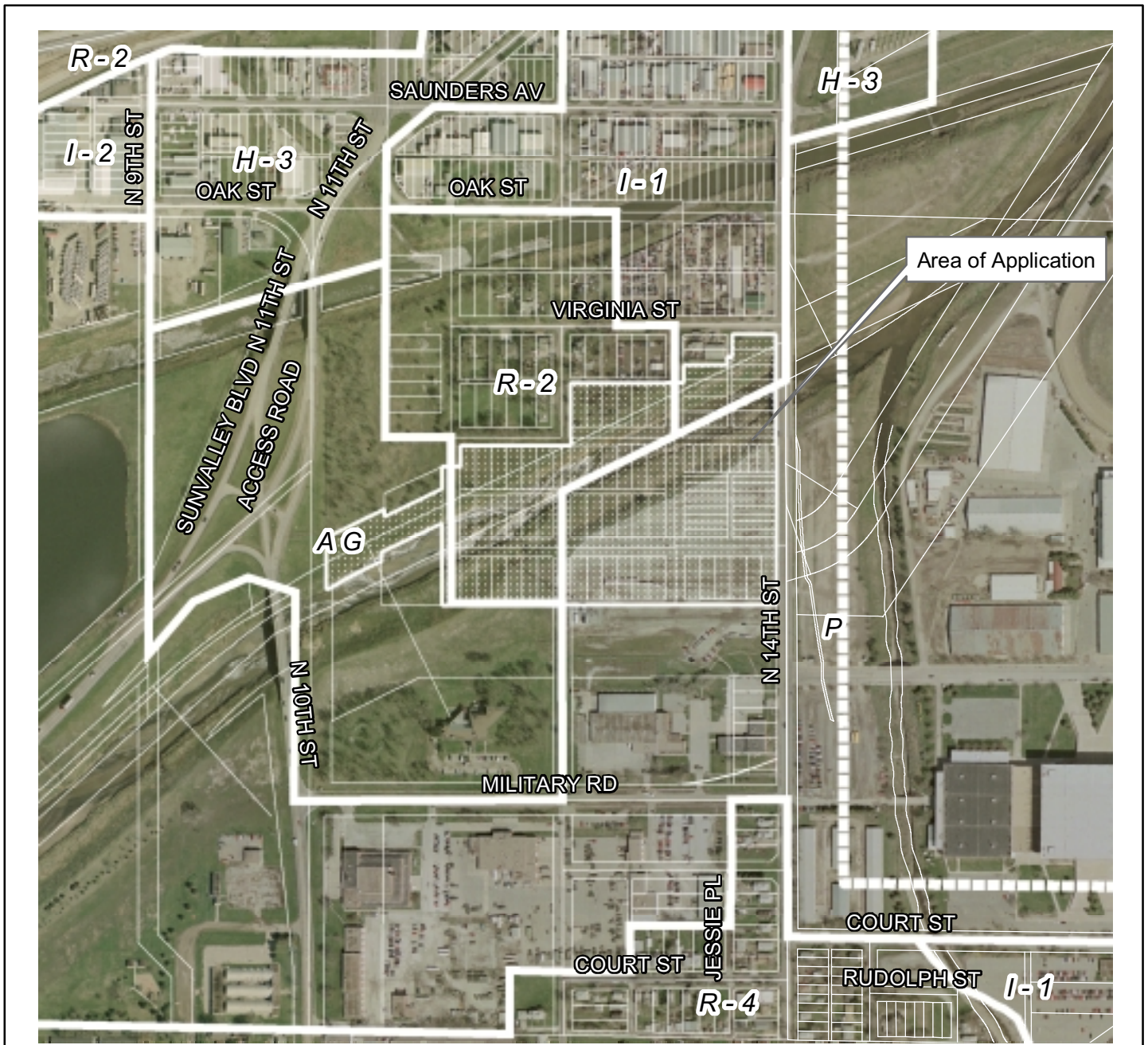
**Applicants
and
Owners:**

University of Nebraska
Linda Cowdin
1901 "Y" Street
Lincoln, NE 68588
472.3426

Lower Platte South NRD
Glenn Johnson
3125 Portia Street
Lincoln, NE 68501
476.2729

Contact:

University of Nebraska
Linda Cowdin
1901 "Y" Street
Lincoln, NE 68588
472.3426



2002 aerial

Miscellaneous #04006 N. 14th & Aurora

Zoning:

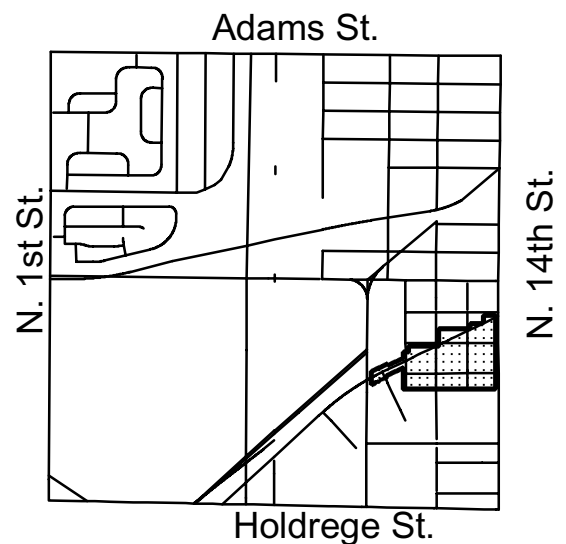
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 14 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.